

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## Application Information

### Master Development Plan – Sloop Point Loop Road Single Family Residential

**Case Number:** MDP 2024-65

**Applicant:** Chris Plaford, Capital Asset Development, LLC

**Owners:** Richard Alan Lewis Trustee, and Ruth Caroline Kalmar Lewis, and Signature Top Sail NC LTD

**Location:** East of Sloop Point Loop Road between Cole Drive and Roberts Road.

**Property ID #(s):** 4213-59-0181-0000, 4214-40-5134-0000, and 4213-49-8163-0000. (This portion of the project consists of approximately 28 acres)

**Description:** Master Development Plan submission for a residential community consisting of 39 single-family detached dwelling units to be reviewed in conjunction with MDP 2024-64 (Residential Performance Portion is permissible by-right) for a total of 87 single-family detached residential units. This portion of the development will also include a boat trailer storage facility.

**Current Zoning:** PD, Planned Development (Requires Planning Board Approval)

**Technical Review Committee Meeting:** 04/04/2024

**Planning Board Meeting:** TBD

**Application Materials:** Application Package and Site Plan

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## Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

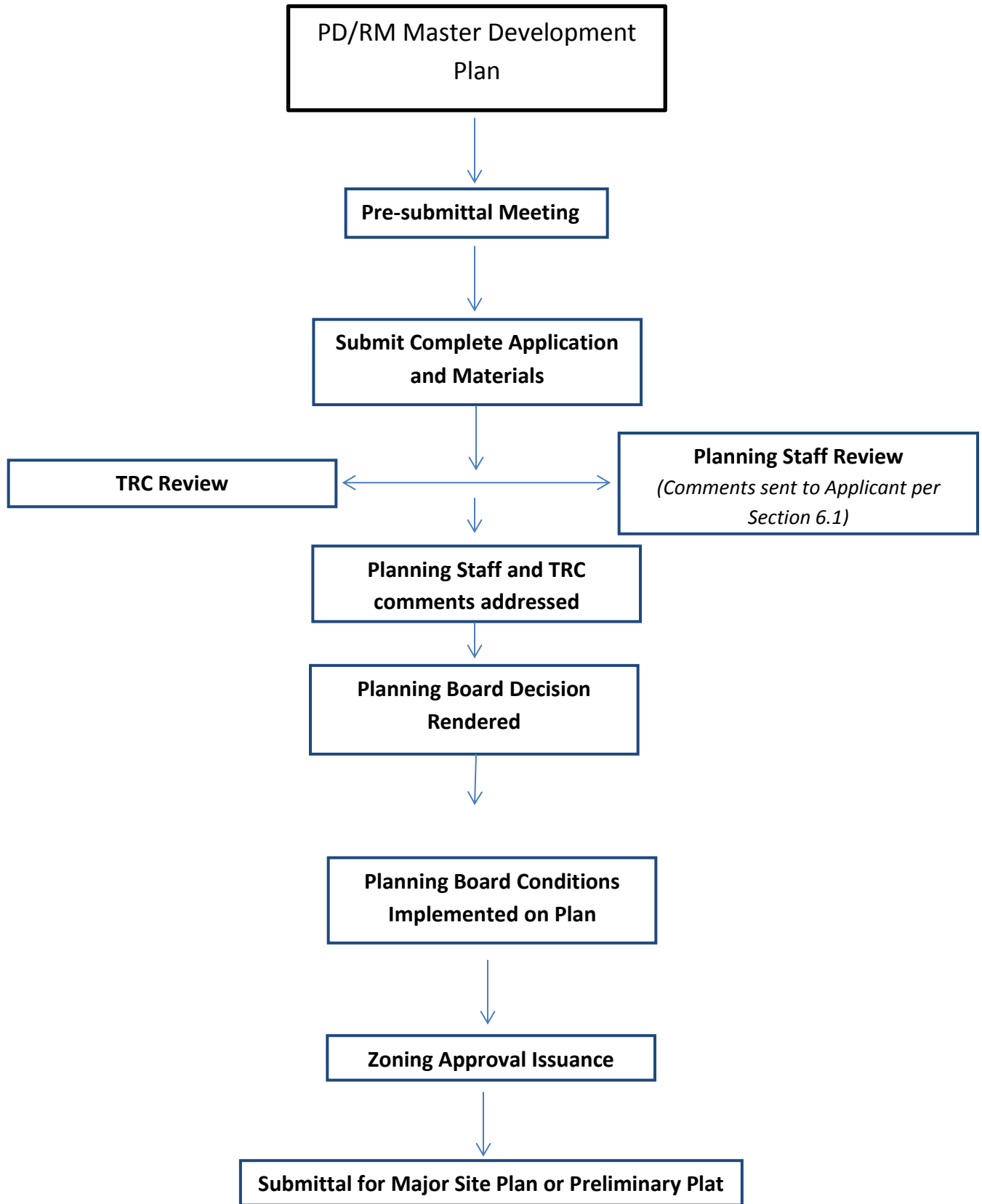
1.  **Pre-submittal Meeting**  
Date of Meeting 1/18/24
2.  **Signed Application**
3.  **Payment**  
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4.  **Paper Plan Sets**  
One (1) 24 x 36, Four (4) 11 x 17
5.  **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.  **Adjacent Property List**  
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7.  **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. N/A **Permits**  
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9.  **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.  
(See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant   
Printed Name Chris Plaford  
Managing Partner

Date 2-29-24

Staff Initials:	_____
Date:	_____



Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

## **Master Development Plan – Mixed Use Districts Specific Requirements**

### **1. Requirements**

- a. A land use plan
- b. Boundaries of existing environmental features as defined
- c. The proposed location of entrances to the development
- d. Proposed parking areas.
- e. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets -providing access to adjoining parcels
- f. The use of adjoining parcels and the location of adjoining streets and utilities
- g. The approximate location of sewer
- h. Letter of intent for wastewater connection to package plant
- i. The approximate location of water mains
- j. Wastewater disposal method
- k. Water source with statements
- l. A conceptual plan for stormwater management
- m. The proposed location and arrangement of all streets
- n. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- o. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
- p. The location and treatment proposed for all historical structures
- q. Timing of construction for all amenities

### **2. Roadways**

- a. Public roadways - Built to NCDOT Subdivision Roads Minimum Construction Standards
- b. Private roadways - All designated private streets designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards
- c. Private streets will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)
  - Dimension of more than 5280 ft.
  - -Any street in the subdivision has the potential to serve more than 200 residential or commercial units
  - -Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street
  - -Existing public streets have been dedicated or constructed to the property line of the subdivision
  - -Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision

### **3. Access (per Section 7.4)**

- a. All lots shall have direct or indirect access to a public street, private street, or private access easement.
- b. Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

### **4. Public and Private Street Design (per Section 7.5.1)**

- a. Adjoining street systems,
- b. Existing, planned and proposed streets, topographic, drainage and other natural features of the property,
- c. Continuity in existing streets and proposed streets,

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

- d. Adequate right-of-way for collector streets
- e. Reasonable access provided to adjacent properties for development
- f. Street intersections are directly aligned if possible.
- g. If not aligned not offset centerline to centerline by not less than 125 ft.
- h. Intersect as nearly as possible at right angles
- i. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- j. Street name approval from the Pender County Addressing Coordinator.
- k. Sight triangles as required in the NCDOT

**5. Buffers** (8.2 please refer to Section 4.15 of the Pender County UDO)

- a. Along all boundaries adjacent to a street Buffer A
- b. Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development Buffer C
- c. Along all other boundaries Buffer B
- d. -Boundaries and location of common open space, with the percentage of the total acreage of the site to be common open space.

**6. Housing Types** (per Section 4.15)

**7. Residential Dimensional Requirements**

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

**8. Commercial Dimensional Requirements**

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

**9. Density**

- a. Non-Residential Acreage
- b. Wetlands Acreage
- c. Passive Open space Acreage
- d. Active Open Space Acreage
- e. Right of Way Acreage
- f. Total Units
- g. Developable Land
- h. Net Density

**10. Open Space Labeled Clearly with Acreages** (per Section 7.6)

- a. Open Space
- b. Passive Open Space
- c. Active Open Space

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## **MASTER DEVELOPMENT PLAN**

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
  - a. The general location of the site.
  - b. The general location of proposed roads.
  - c. The general location of proposed uses, environmental areas, housing types or open space.
  - d. The uses on adjoining properties.
  - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

*\*See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

### **Waivers to MDP – Residential Districts**

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

### **Waivers to MDP – Commercial and Industrial Districts**

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

# APPLICATION FOR MASTER DEVELOPMENT PLAN

## THIS SECTION FOR OFFICE USE

<b>Application No.</b>	MDP 2024-65	<b>Date</b>	3.1.24
<b>Application Fee</b>	\$ 778.00	<b>Invoice Number:</b>	38862
<b>Pre-Application Conference</b>	1.18.24	<b>Hearing Date</b>	TRC 4.4.24

### SECTION 1: APPLICANT INFORMATION


<b>Applicant's Name:</b>	CHRIS PLAFORD - CAPITAL ASSET DEVELOPMENT, LLC	<b>Owner's Name:</b>	SEE EXHIBIT A
<b>Applicant's Address:</b>	13500 NC-50	<b>Owner's Address:</b>	
<b>City, State, &amp; Zip</b>	N. SURF CITY NC, 28445	<b>City, State, &amp; Zip</b>	
<b>Phone Number:</b>	910-803-2222	<b>Phone Number:</b>	
<b>Email Address:</b>	CPLAFORD@CAPITALASSET-US.COM	<b>Email Address:</b>	

**Legal relationship of applicant to land owner:** UNDER CONTRACT TO PURCHASE, DEVELOPER

### SECTION 2: PROJECT INFORMATION

<b>Type of Master Development Plan</b>	<input checked="" type="checkbox"/> <b>Residential</b> <i>RP, PD, RM MH District</i>	<input type="checkbox"/> <b>Commercial</b> <i>GB, OI, IT, GI District</i>	<input type="checkbox"/> <b>Mixed Use</b> <i>PD</i>
<b>Property Identification Number (PIN):</b>	SEE EXHIBIT A1	<b>Total property acreage:</b>	PD: 27.8 Total: 61.65
<b>Zoning Classification:</b>	PD	<b>Acreage to be disturbed:</b>	61.65
<b>Water Provider</b>	PENDER COUNTY UTILITIES	<b>Wastewater Provider:</b>	PLURIS
<b>Project Address :</b>	201 GOLF VIEW DR.		
<b>Description of Project Location:</b>	41 PARCELS THAT FALL OFF OF SLOOP POINT RD BETWEEN COLE DR AND ROBERTS RD.		
<b>Describe activities to be undertaken on project site:</b>	DEVELOPMENT OF 89 SINGLE FAMILY RESIDENTIAL HOMES WITH A MARINA, 112 BOAT SLIPS, AMENITY SITE, KAYAK LAUNCH, AND 25 BOAT TRAILER STORAGE SPACES - See Exhibit B for Narrative		

### SECTION 3: SIGNATURES

<b>Applicant's Signature</b>		<b>Date:</b>	2-29-24
<b>Applicant's Printed Name</b>	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT, LLC	<b>Date:</b>	
<del><b>Owner's Signature</b></del>		<b>Date:</b>	
<del><b>Owner's Printed Name</b></del>		<b>Date:</b>	
<b>Developers Signature</b>		<b>Date:</b>	
<b>Developers Printed Name</b>	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT, LLC	<b>Date:</b>	



Feb 29, 2024

## NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

### Office Use Only

<input type="checkbox"/>	<b>MDP Fees:</b> ( <i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i> )	<b>Total Fee Calculation: \$</b>
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#### **Attachments Included with Application: (Please include # of copies)**

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input type="checkbox"/> Check # _____
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Application received by:	Taylor Davis	Date:
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Application completeness approved by:	Taylor Davis	Date: 3.1.24
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Date scheduled for public hearing:
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**Contents of a Preliminary Master Development Plan – Residential Districts**

Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:

	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
	The location and approximate boundaries of existing environmental features as defined.
	The location of environmental protection land to be included in common open space.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The location and arrangement of street entrances, driveways and parking areas.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

**Contents of a Preliminary Master Development Plan – Commercial and Industrial Districts**

The site plan shall contain a conceptual plan, showing the location and functional relationship between streets and land uses, including the following:

	A conceptual plan, showing the location and arrangement of proposed uses.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or identified on any historical survey for Pender County.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided. The location and approximate boundaries of existing environmental features as defined.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	Landscaping and Buffer requirements per Article 8.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.

**Contents of a Preliminary Master Development Plan – Mixed Use Districts**

Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types

and land uses, including the following information:	
	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of existing environmental features as defined.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
	The proposed location and arrangement of all streets and utility systems.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

## EXHIBIT B – PROJECT NARRATIVE

Capital Asset Development, LLC is proposing development of a roughly sixty-one (61) acre site located off of Sloop Point Rd between Roberts Rd and Cole Dr. The project area is comprised of forty-one (41) individual parcels. The parcels are split zoned. PINs 4213-59-0181-0000, 4214-40-5134-0000, 4213-49-8163-0000 are zoned Planned Development (“PD”). The remainder of the parcels are zoned Residential Performance (“RP”). (See Exhibit A for full parcel list.) Of the lots within the RP zoning district, thirty-six (36) were previously platted and will be recombined and subdivided consistent with the proposed Master Development Plan (“MDP”).

Although there are two current zoning districts, the project is being proposed as a single phase MDP and common scheme of development. The PD portion of the proposed plan has been submitted for administrative approval by the Planning Board. The RP portion of the proposed plan has been submitted for administrative approval by staff.

The Pender County 2.0 Comprehensive Land Use Plan designates the project area as “Coastal Residential” which contemplates single-family residences, community recreation and open space uses, and water-based recreation uses. Development density within this category is three dwelling units an acre or less.

The place type also recommends access to public trust coastal waters, maximum development setback from the shoreline, and tree preservation.

The proposed MDP depicts eighty-nine (89) single-family detached homes, or 2.09 DU/AC, with a community boating facility, one-hundred twelve (112) boat slips, amenity site, kayak launch, and twenty-five (25) boat trailer storage spaces. The community is accessed primarily by a proposed driveway to Sloop Point Rd and secondary accesses via Plantation Road connecting to Cole Drive and Roberts Rd. It will be served by public water via Pender County Utilities and sanitary sewer via Pluris, LLC. The site plan proposes 5.52-acres of total open space with 3.59-acres of active open space and 1.93-acres of passive open space. This is well over the 2.67-acres required by the Unified Development Ordinance (“UDO”). There are 6.5 acres of wetland onsite, comprised of both 401 and Coastal wetlands. Capital Asset Development, LLC has not proposed to fill any of the wetlands present onsite. All building pads remain out of the flood hazard areas on the Effective FEMA Flood Hazard Area mapping.

The PD portion of the site proposes 41 single-family detached homes, or 1.75 DU/AC, on 27.8 acres. An amenity site, stormwater SCM, and boat trailer storage area with twenty-five (25) spaces heavily screened from all sides are proposed in addition to a pump station. No wetlands are present on this portion of the tract. There are 1.23-acres of total open space present on this portion of the site with .84-acres of active open space and .39-acres of passive open space.

The RP portion of the site proposes forty-eight (48) single-family detached homes, or 2.5 DU/AC, on 33.85-acres. An upland community boating facility, one-hundred twelve (112) boat slips, a kayak launch, and wooden boardwalk are shown on the site plan. 6.5 acres of wetlands

## EXHIBIT B – PROJECT NARRATIVE

are present on this portion of the tract. There are 4.29-acres of proposed total open space with 2.75-acres of active open space and 1.54-acres of passive open space.

The design contemplated by Capital Asset Development, LLC took into account existing natural features on site including the wetlands, flood zones, and coastal features and aimed to create a neighborhood that supports the County’s coastal character and habitat in the following ways:

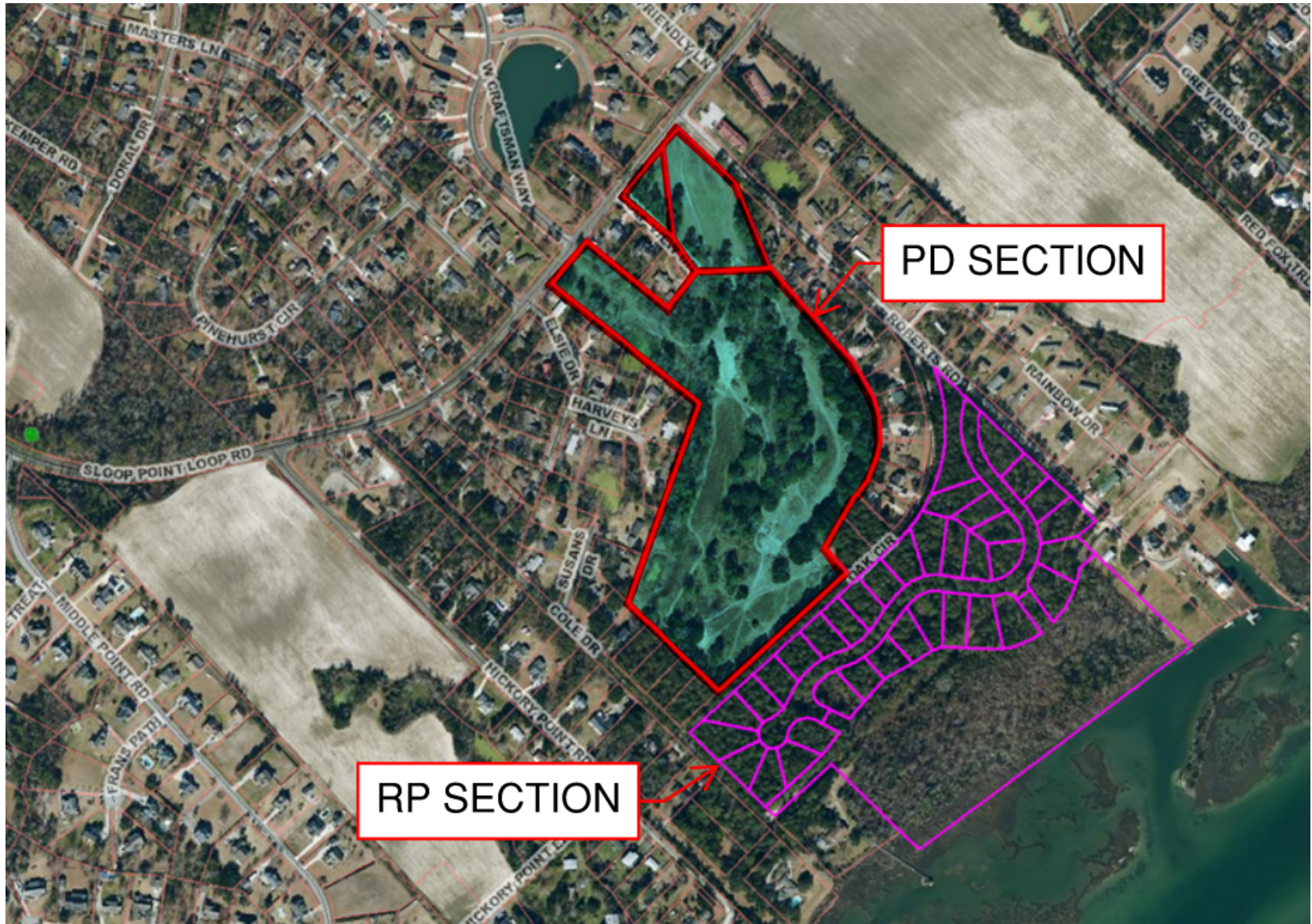
- By preserving as many “Significant” trees as possible on site by means of exceptional design features such as bifurcated roads, buffers that exceed the code requirements, and intentional site design which preserves large Live Oaks on several lots and around key community features.
- By surpassing the required buffers from adjacent residences to protect the existing character of the adjacent properties.
- By proposing lots that are larger than the dimensional standards in the UDO and relocating lot lines to preserve the significant trees located on site.
- By preserving more open space than is required by the UDO to support the aesthetic of the County and provide ample space for community gathering and recreation.
- By treating all stormwater runoff on site to meet Pender County and NCDEQ regulations.
- By providing water and sanitary sewer utilities to the residential community.
- By implementing continuous pedestrian access to community features by way of 5’ wide sidewalks and 6’ wooden boardwalks.
- By constructing roads that meet the NCDOT standards for subdivision roads and providing community access to public trust waters.
- By conforming to the County’s UDO, Flood Damage Prevention Ordinance, CAMA, FEMA, and all federal, state, and municipal regulations.

A Homeowners Association shall be established for the management and maintenance of the subdivision including the community boating facility, streets, and all open spaces and amenities.

EXHIBIT A

PIN	Zoned	Owner	Street Address	City, State, Zip	Phone Number	Email
4213-59-0181-0000	PD	SIGNATURE TOP SAIL NC LTD	93378 KATY FREEWAY #337	HOUSTON, TX 77024		
4214-40-5134-0000	PD	SIGNATURE TOP SAIL NC LTD	93378 KATY FREEWAY #338	HOUSTON, TX 77025		
4213-49-8163-0000	PD	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-59-6178-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-4566-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-59-8136-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-59-9034-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-68-0916-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-68-0897-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-68-0794-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-68-0631-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-8590-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-7488-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-6570-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-5581-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-5404-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-4325-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-3228-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-2232-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-1037-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-57-0977-0000	RP	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-47-8986-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-47-9970-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-48-8005-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-48-8144-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-48-9230-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-0207-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-0386-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-1484-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-2469-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-3526-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-4604-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-4783-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-5880-0000	RP	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-6777-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-7763-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-8764-0000	RP	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-8844-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-7971-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-6986-0000	RP	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		
4213-58-8127-0000	RP	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE, NC 28207		

EXHIBIT A1 – GIS MAP OF PARCELS WITHIN MASTER DEVELOPMENT PLAN



## 500' Adjacent Property Owners

PIN	EXHIBIT ID	NAME	ADDRESS	CITY	STATE	ZIP
4213-39-4711-0000	1	KRAMER, BRUCE	530 PINE HURST CIRCLE	HAMPSTEAD	NC	28443
4213-39-4798-0000	2	HEARNE, JACOB	532 PINEHURST CIRCLE	HAMPSTEAD	NC	28443
4213-39-5886-0000	3	TIMERANKO, BRYAN J	534 PINEHURST CIRCLE	HAMPSTEAD	NC	28443
4213-39-6951-0000	4	GUNTER, ROBERT T	417 MASTERS LANE	HAMPSTEAD	NC	28443
4213-39-6554-0000	5	WALKER, JOSEPH	1767 SLOOP POINT LOOP RD	HAMPSTEAD	NC	28443
4213-39-7600-0000	6	FRAZIER, ROBIN MARSHALL C/O JACKSON, MILLS & CARTER	1803 SLOOP POINT LOOP RD	HAMPSTEAD	NC	28443
4213-39-8702-0000	7	<b>GUNTER, ROBERT T</b>	<b>417 MASTERS LANE</b>	<b>HAMPSTEAD</b>	<b>NC</b>	<b>28443</b>
4213-39-8393-0000	8	ROBINSON, LEE J	1794 SLOOP POINT LOOP ROAD	HAMPSTEAD	NC	28443
4213-39-9452-0000	9	ADAMS, ZACHARY D	1814 SLOOP POINT LOOP RD	HAMPSTEAD	NC	28443
4213-49-0546-0000	10	BICE, BRANDDON A	100 ELSIE DR	HAMPSTEAD	NC	28443
4213-49-1438-0000	11	OGDEN, MICHAEL J	104 ELSIE DR	HAMPSTEAD	NC	28443
4213-49-1305-0000	12	STECK, JESSICA	200 BRIGHTWATERS BLVD NE	SAINT PETERSBURG	FL	33704
4213-49-0267-0000	13	LUEHRSEN, JOHN	108 ELSIE DR	HAMPSTEAD	NC	28443
4213-49-0137-0000	14	GRAGO, JAMES V JR	210 BATES RETREAT	HAMPSTEAD	NC	28443
4213-49-0025-0000	15	VAN NESTE, KENNETH J	318 SCOTCH BONNET WAY	HAMPSTEAD	NC	28443
4213-48-0825-0000	16	SAWYER, GEORGE A	350 CJ JUSTICE DR	WAYNESVILLE	NC	28785
4213-38-8642-0000	17	DEITZ, DAVID	271 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-38-9533-0000	18	MASON, JAMES	283 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-48-0443-0000	19	BAILEY, LONNIE R	361 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-48-1333-0000	20	DELLO-RUSSO, LAWRENCE	371 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-48-2207-0000	21	KUGATOW, ADRIAN M	105 COTTAGE WALK	HAMPSTEAD	NC	28443
4213-48-0017-0000	22	GROBLEWSKY, JASON M	396 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-0997-0000	23	WHISLER, JEANIE	418 HICKORY POINT ROAD	HAMPSTEAD	NC	28443
4213-47-1960-0000	24	HOLT, SCOTT	434 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-2842-0000	25	WETMORE, JOHN	452 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-3742-0000	26	HENNESSEE, GROVER DILLON	480 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-3696-0000	27	RADFORD, MICHAEL E	494 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-4640-0000	28	LEVEL 10 LENDING LLC	8 ASPEN DR	CALDWELL	NJ	7006
4213-47-5504-0000	29	LEONARD, PETER ANDREW	526 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-5416-0000	30	MACON, WILLIAM LOREN	540 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-5452-0000	31	<b>MACON, WILLIAM LOREN</b>	<b>540 HICKORY POINT RD</b>	<b>HAMPSTEAD</b>	<b>NC</b>	<b>28443</b>
4213-47-6313-0000	32	GENES, JACQUELINE B C/O JACQUELINE B GENES	614 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-7402-0000	33	MAYER, WILLIAM A ETAL	4816 COUNTY RD 12	WATERLOO	IN	46793
4213-47-7445-0000	34	<b>MAYER, WILLIAM A ETAL</b>	<b>4816 COUNTY RD 12</b>	<b>WATERLOO</b>	<b>IN</b>	<b>46793</b>
4213-47-8211-0000	35	EDWARDS, ALLEN GLENN	712 VALPARAISO ST	WALLACE	NC	28466

500' Adjacent Property Owners

4213-47-8234-0000	36	RUSS, ANNE T	607 HICKORY POINT ROAD	HAMPSTEAD	NC	28443
4213-47-8287-0000	37	GIBSON, MELVIN L TRUSTEE OF JOANNE G GIB	599 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-9312-0000	38	GIBSON, MELVIN L TRUSTEE	599 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-47-8522-0000	39	BATSON, WILLIAM EDWARD C/O JOSEPH MOSLEY III		SNEADS FERRY	NC	28460
4213-57-0530-0000	40	MUSSER, MICHAEL S	412 COLE DRIVE	HAMPSTEAD	NC	28443
4213-57-1775-0000	41	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	2237 QUEENS RD EAST	CHARLOTTE	NC	28207
4213-47-7648-0000	42	STEENHUIS, JOANNE H TRUSTEE	227 HIGH TIDE DR	WILMINGTON	NC	28411
4213-47-8727-0000	43	ASHE, CAROLYN A MRS	8811 CYPRESS LAKES DR APT 106	RALEIGH	NC	27615
4213-47-6846-0000	44	GRAY, GARY MARK	469 HICKORY POINT ROAD	HAMPSTEAD	NC	28443
4213-47-5973-0000	45	SMITH, KEVIN BRETT	7805 BIGELOW RD	CARY	NC	27519
4213-47-5909-0000	46	SMITH, KEVIN BRETT	7805 BIGELOW RD	CARY	NC	27519
4213-48-4026-0000	47	SMITH, KEVIN BRETT	7805 BIGELOW RD	CARY	NC	27519
4213-48-3143-0000	48	ERLEWINE, DENNIS WAYNE	433 HICKORY POINT RD	HAMPSTEAD	NC	28443
4213-48-2281-0000	49	THACKER, LARRY R	114 E SANDERLING CIRCLE	HAMPSTEAD	NC	28443
4213-48-6281-0000	50	SMITH, KEVIN BRETT	7805 BIGELOW RD	CARY	NC	27519
4213-48-6218-0000	51	SMITH, KEVIN BRETT	7805 BIGELOW RD	CARY	NC	27519
4213-48-5354-0000	52	FAILSAFE CONSTRUCTION INC	PO BOX 1058	HAMPSTEAD	NC	28443
4213-48-4480-0000	53	FAILSAFE CONSTRUCTION INC	PO BOX 1058	HAMPSTEAD	NC	28443
4213-48-4436-0000	54	WHALEY, STEPHANIE ANN	205 COLE DR	HAMPSTEAD	NC	28443
4213-48-3552-0000	55	CRAWFORD, MITCHELL	203 COLE DR	HAMPSTEAD	NC	28443
4213-48-2680-0000	56	HALL, JESSICA B	410 W WINDWARD LANDING PLACE	HAMPSTEAD	NC	28443
4213-48-4701-0000	57	BOYD, MICHAEL W	410 W WINDWARD LANDING PLACE	HAMPSTEAD	NC	28443
4213-48-4942-0000	58	BOYD, MICHAEL W	410 W WINDWARD LANDING PLACE	HAMPSTEAD	NC	28443
4213-48-1639-0000	59	HOBB, WILLIE JAMES JR	201 SUSANS DR	HAMPSTEAD	NC	28443
4213-48-1860-0000	60	BOYD, MICHAEL	410 W WINDWARD LANDING PLACE	HAMPSTEAD	NC	28443
4213-48-1899-0000	61	HARDISON, CORNELL JR	190 MANHOLLOW CHURCH RD	HAMPSTEAD	NC	28443
4213-48-2929-0000	62	AQUA RENTALS LLC	5113 HARVEY GRANT RD	FLEMING ISLAND	FL	32003
4213-49-2135-0000	63	TASSI, JOSEPH L	PO BOX 21	HAMPSTEAD	NC	28443
4213-49-3123-0000	64	JONES, DONALD L III	204 HARVEYS LN	HAMPSTEAD	NC	28443
4213-49-5069-0000	65	GRUDZIEN, ROBERT JAMES	208 HARVEYS LN	HAMPSTEAD	NC	28443
4213-49-6216-0000	66	GARCIA, NICHOLE MARIE	209 HARVEYS LANE	HAMPSTEAD	NC	28443
4213-49-5335-0000	67	SESSIONS, DUSTIN	207 HARVEYS LN	HAMPSTEAD	NC	28443
4213-49-4338-0000	68	NEWMAN, REBECCA LEIGH	47 PIKE PL	STAFFORD	VA	22556
4213-49-3328-0000	69	FULLING, STEVEN W	105 ELSIE DR	HAMPSTEAD	NC	28443
4213-49-3546-0000	70	GILL, JOSHUA	103 ELSIE DR	HAMPSTEAD	NC	28443
4213-49-2608-0000	71	CARDWELL, KATHRYN MCNEELY	1874 SLOOP POINT LOOP ROAD	HAMPSTEAD	NC	28443



500' Adjacent Property Owners

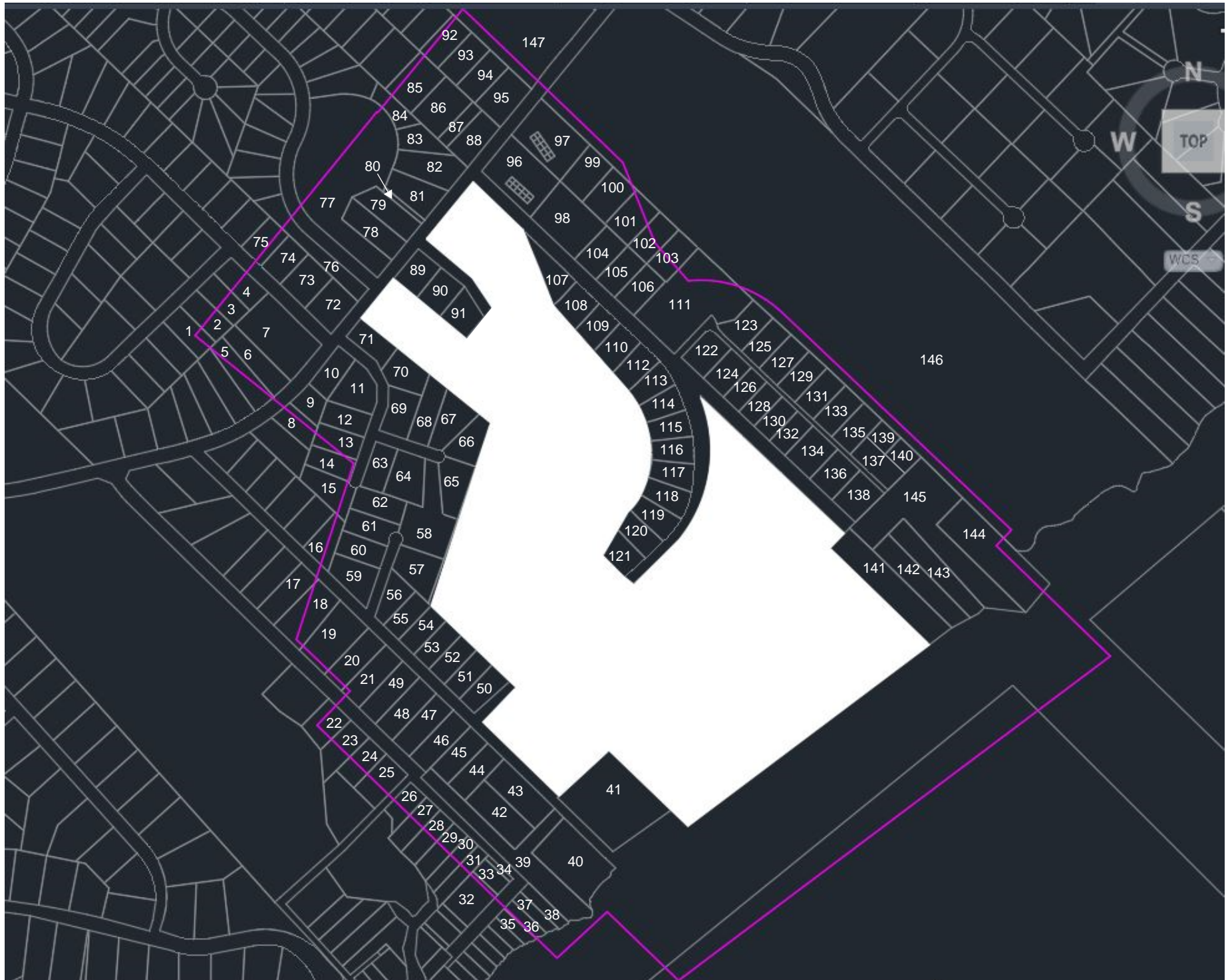
4213-49-0833-0000	72	DILLER, VIRGIL LEE III	426 MASTERS LANE	HAMPSTEAD	NC	28443
4213-39-9934-0000	73	PINYATELLO, THOMAS EDWARD	424 MASTERS LANE	HAMPSTEAD	NC	28443
4214-30-8013-0000	74	BELL, WILLIAM J	422 MASTERS LANE	HAMPSTEAD	NC	28443
4214-30-7131-0000	75	RICE, CATHERINE A L/E	420 MASTERS LN	HAMPSTEAD	NC	28443
4214-30-9049-0000	76	WYNDWATER HOA INC	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403
4214-40-0483-0000	77	WYNDWATER HOA INC	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403
4214-40-2116-0000	78	SCOVILLE, GAIL ANN	1947 SLOOP POINT LOOP RD	HAMPSTEAD	NC	28443
4214-40-2273-0000	79	LEONARD, JASON W	1971 SLOOP POINT LOOP RD	HAMPSTEAD	NC	28443
4214-40-3236-0000	80	WYNDWATER HOA INC	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403
4214-40-3382-0000	81	BENNETT, JEREMY D	182 W CRAFTSMAN WAY	HAMPSTEAD	NC	28443
4214-40-4443-0000	82	CURRY, LANCE AUSTIN	180 W CRAFTSMAN WAY	HAMPSTEAD	NC	28443
4214-40-4504-0000	83	ROBINSON, ERNEST B	178 W CRAFTSMAN WAY	HAMPSTEAD	NC	28443
4214-40-2698-0000	84	WYNDWATER HOA INC	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403
4214-40-3787-0000	85	MAHR, CELESTE M ANTHONY	107 FRIENDLY LN	HAMPSTEAD	NC	28443
4214-40-4698-0000	86	GAY, JODIE EARL	105 FRIENDLY LANE	HAMPSTEAD	NC	28443
4214-40-5671-0000	87	DUFFEY, PATRICK I	101 FRIENDLY LN	HAMPSTEAD	NC	28443
4214-40-6535-0000	88	DUFFEY, PATRICK I	101 FRIENDLY LN	HAMPSTEAD	NC	28443
4214-40-3094-0000	89	NEELEY, JEFFREY S	PO BOX 775	HAMPSTEAD	NC	28443
4213-49-4899-0000	90	PARKER, JOSEPH S	202 GOLF VIEW DR	HAMPSTEAD	NC	28443
4213-49-5890-0000	91	LEMERY, KEVIN HUBERT SR	1712 WHITE POND LN	WAXHAW	NC	28173
4214-40-5908-0000	92	CHICOSKY, ALLISON DERBY	108 FRIENDLY LANE	HAMPSTEAD	NC	28443
4214-40-5981-0000	93	CARPENTER, BRUCE W SR	106 FRIENDLY LANE	HAMPSTEAD	NC	28443
4214-40-6852-0000	94	PELLETIER, DALE ROMERO	104 FRIENDLY LANE	HAMPSTEAD	NC	28443
4214-40-7754-0000	95	ZEIGER, JOAN	102 FRIENDLY LN	HAMPSTEAD	NC	28443
4214-40-9316-0000	96	VISTA COVE CONDOS HOA	2002 EASTWOOD RD	WILMINGTON	NC	28403
4214-50-0541-0000	97	VISTA COVE CONDOS HOA	2002 EASTWOOD RD	WILMINGTON	NC	28403
4214-50-0202-0000	98	BEIGHLE, PHILLIP L	95 ROBERTS ROAD	HAMPSTEAD	NC	28443
4214-50-0399-0000	99	BEIGHLE, PHILLIP L	95 ROBERTS ROAD	HAMPSTEAD	NC	28443
4214-50-1288-0000	100	BEIGHLE, PHILLIP L	95 ROBERTS ROAD	HAMPSTEAD	NC	28443
4214-50-3202-0000	101	MCKINLEY, DANIEL	123 ROBERTS RD	HAMPSTEAD	NC	28443
4214-50-3194-0000	102	MORRIS, ANTHONY	131 ROBERTS ROAD	HAMPSTEAD	NC	28443
4214-50-4075-0000	103	PORTER, SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4214-50-1079-0000	104	SKIPPER, CATHRINE ELIZABETH	111 ROBERT RD	HAMPSTEAD	NC	28443
4213-59-2927-0000	105	DAVIS, CARO ANNE	133 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-3932-0000	106	HARDISON, JENNIFER TRUSTEE FOR CANAAN HA	157 ROBERTS ROAD	HAMPSTEAD	NC	28443
4213-49-9964-0000	107	BOWMAN, HAROLD J	108 ROERTS ROAD	HAMPSTEAD	NC	28443

## 500' Adjacent Property Owners

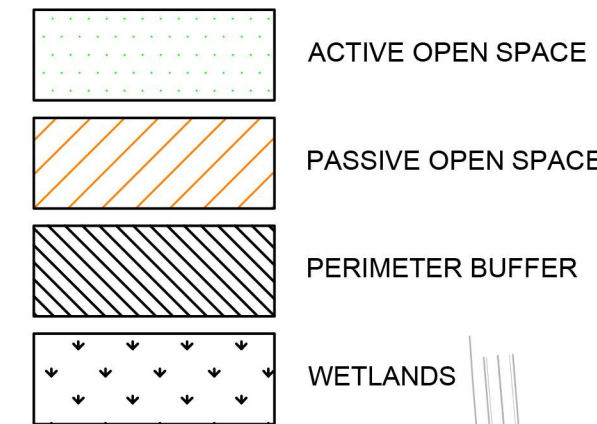
4213-59-0874-0000	108	KINSTLE, PATRICK J JR	132 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-1764-0000	109	WATERS, NORMAN RICHARD JR	146 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-2646-0000	110	EVANS, MARTIN J	PO BOX 1178	HAMPSTEAD	NC	28443
4213-59-5865-0000	111	JONES, GLORIA	195 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-3537-0000	112	BARNES, MITCHELL KYLE	194 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-3590-0000	113	BARNES, MITCHELL KYLE	194 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-4451-0000	114	BARNES, TIMOTHY BLAIR	114 OAK CIRCLE	HAMPSTEAD	NC	28443
4213-59-4372-0000	115	BARNES, TIMOTHY BLAIR	114 OAK CIRCLE	HAMPSTEAD	NC	28443
4213-59-4282-0000	116	THIGPEN, ALAN RAY	118 OAK CIR	HAMPSTEAD	NC	28443
4213-59-4182-0000	117	THIGPEN, ALAN RAY	118 OAK CIR	HAMPSTEAD	NC	28443
4213-59-4062-0000	118	WILLARD, FREDERICK	120 OAK CIRCLE	HAMPSTEAD	NC	28443
4213-58-4904-0000	119	JENSEN, CHANCE A	122 OAK CIRCLE	HAMPSTEAD	NC	28443
4213-58-3836-0000	120	ALBERT, GREGORY BEN	4932 DEER WALK AVENUE	CHARLOTTE	NC	28270
4213-58-2777-0000	121	ORTSCHEID SOLUTIONS LLC	1132 PRINCETON AVE	CHARLOTTE	NC	28209
4213-59-6624-0000	122	GROUNDHOG LLC	PO BOX 1178	HAMPSTEAD	NC	28443
4213-59-7786-0000	123	MORISON, CHARLES DAVID	211 BROOKWOOD	WILMINGTON	NC	28403
4213-59-7516-0000	124	GROUNDHOG LLC	PO BOX 1178	HAMPSTEAD	NC	28443
4213-59-8770-0000	125	MORETHAN MANAGEMENT LLC	107 RAINBOW DRIVE	HAMPSTEAD	NC	28443
4213-59-7570-0000	126	DAVIS, COLLEN M	269 ROBERTS RD	HAMPSTEAD	NC	28443
4213-59-9641-0000	127	MORISON, CHARLES DAVID	211 BROOKWOOD	WILMINGTON	NC	28403
4213-59-8452-0000	128	REGISTER, TAMARA NORRIS	PO BOX 52	ALBERTSON	NC	8508
4213-69-0526-0000	129	RUSSELL, JAMES	111 RAINBOW DR	HAMPSTEAD	NC	28443
4213-59-9318-0000	130	SPEAKS, RODNEY CORNELL	PO BOX 6091	STATESVILLE	NC	58687
4213-69-1408-0000	131	MORISON, CHARLES DAVID	211 BROOKWOOD	WILMINGTON	NC	28403
4213-59-9371-0000	132	HOLT, KENNETH RAY	359 ROBERTS RD	HAMPSTEAD	NC	28443
4213-69-1471-0000	133	MORALES, FAYE ROBERTS	7827 SHANGRILA LANE	HOUSTON	TX	77095
4213-69-0245-0000	134	HOLT, KENNETH RAY	359 ROBERTS RD	HAMPSTEAD	NC	28443
4213-69-2342-0000	135	HARDISON, FAYE R	7827 SHANGRILA LN	HOUSTON	TX	77095
4213-69-1165-0000	136	HOLT, KENNETH RAY	359 ROBERTS RD	HAMPSTEAD	NC	28443
4213-69-3157-0000	137	NORDLEY, BRANDON COLE	5912 O C HESTER RD	HOLLY SPRINGS	NC	27540
4213-69-2063-0000	138	MIZELLE, ALLISTON W	407 ROBERTS ROAD	HAMPSTEAD	NC	28443
4213-69-3225-0000	139	YOUNDT, D CRAIG	431 ROBERTS RD	HAMPSTEAD	NC	28443
4213-69-4108-0000	140	YOUNDT, D CRAIG	431 ROBERTS RD	HAMPSTEAD	NC	28443
4213-68-3684-0000	141	RAKER, MURIEL M	430 ROBERTS RD	HAMPSTEAD	NC	28443
4213-68-5627-0000	142	JACOBS, HENRY H III	435 ROBERTS RD	HAMPSTEAD	NC	28443
4213-68-5793-0000	143	HOLLAND, JONATHAN B	1751 AVENT FERRY RD	HOLLY SPRINGS	NC	27540

500' Adjacent Property Owners

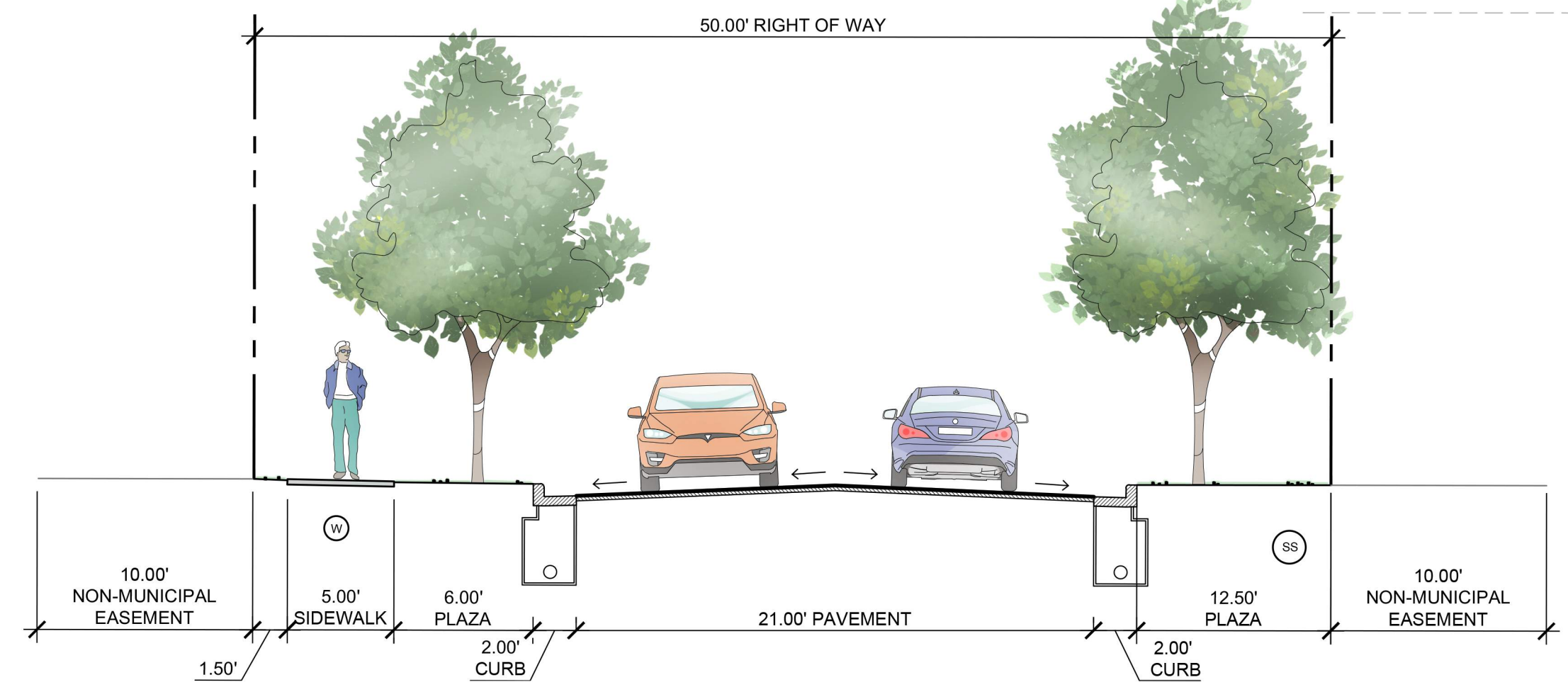
4213-68-8813-0000	144	TIMMONS, ROBIN	130A RAINBOW DR	HAMPSTEAD	NC	28443
4213-69-4041-0000	145	YOUNDT, D CRAIG	431 ROBERTS RD	HAMPSTEAD	NC	28443
4213-69-9313-0000	146	SIGNATAURE TOP SAIL NC LTD	9337B KATY FREEWAY #377	HOUSTON	TX	77024
4214-41-4283-0000	147	WYNDWATER HOA INC	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403
Shaded owners/addresses are duplicates						



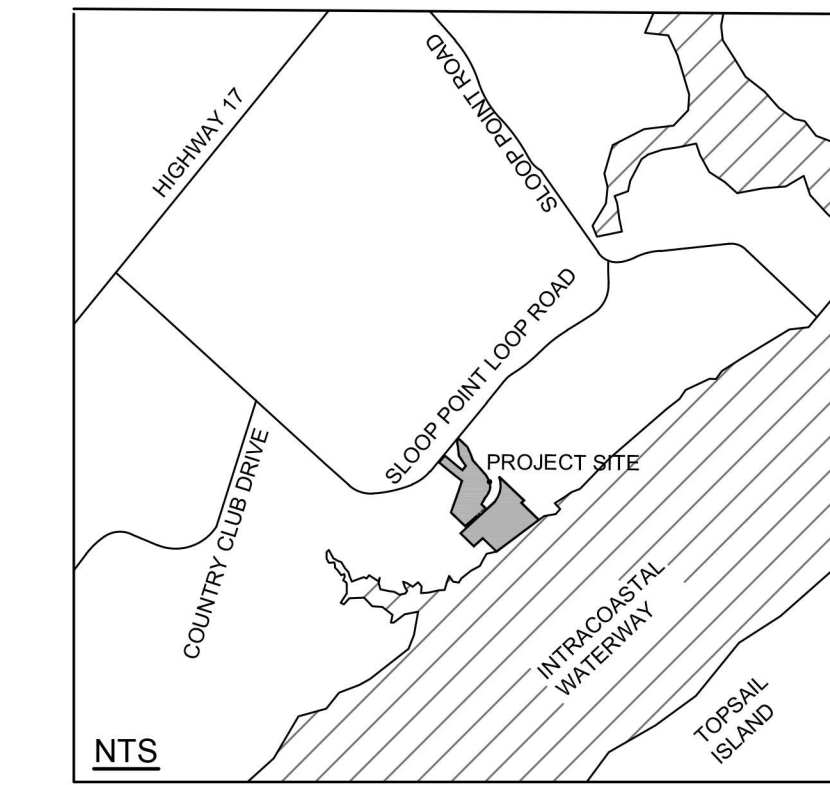
**SYMBOL LEGEND**



**TYPICAL STREET SECTION**



**VICINITY MAP**



**SITE DATA**

PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4568-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROPERTY ACREAGE	#61.65 AC	
PROJECT AREA	#61.65 AC	
NC BUILDING CODE CONSTRUCTION TYPE		
TOTAL NUMBER OF LOTS	89	
75'X125' (9,000 SF)	15	
80'X125' (10,000 SF)	5	
80'X150' (12,000 SF)	69	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	-	1.93 DU/AC
BUILDING SETBACKS	PD ZONING	RP ZONING
FRONT	20'	30'
REAR	25'	25'
SIDE	5'	10'
	REQUIRED	PROVIDED
OPEN SPACE	2.67 AC	5.52 AC
33 ACRE PER DWELLING UNIT (.33 X 89 LOTS = 2.67 ACRE OPEN SPACE)		
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.34 ACRE)	3.59 AC (65%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MAX. 50% OF OPEN SPACE (1.33 ACRE)	1.93 AC (35%)

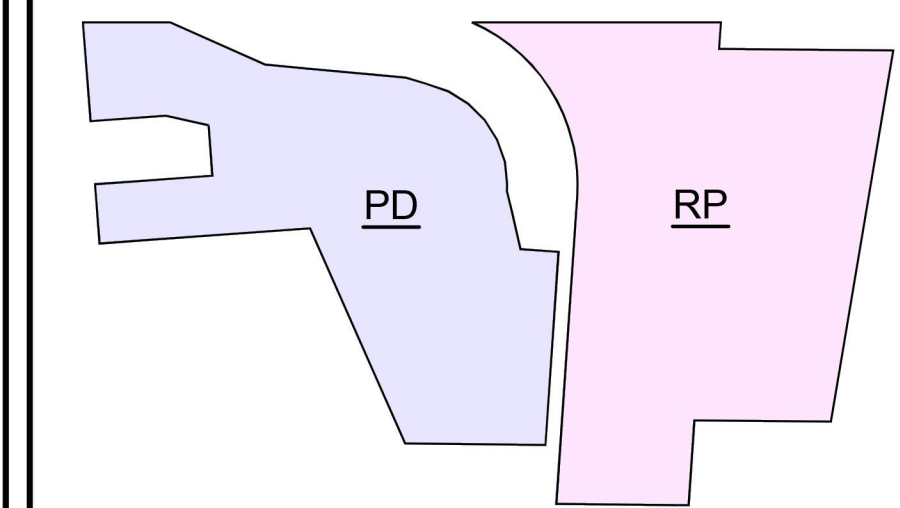
**DENSITY CALCULATIONS**

GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (CONTINGENT UPON CAMA APPROVAL AND PERMITTING)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	5.52 AC
TOTAL NON-RESIDENTIAL ACREAGE	19.12 AC
DEVELOPABLE LAND	42.53 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	89
PROJECT DENSITY	2.09 DU/AC

**TRAFFIC TRIP GENERATION ESTIMATE**

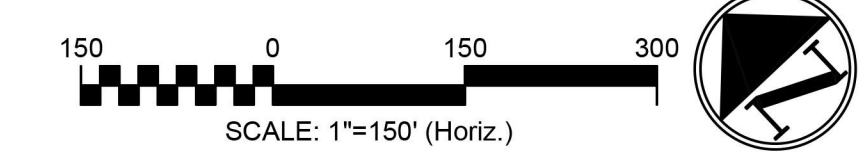
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	839
	IN	420
AM PEAK HOUR	TOTAL	62
	IN	16
PM PEAK HOUR	TOTAL	46
	IN	34
	OUT	53
	OUT	31

**ZONING KEY**



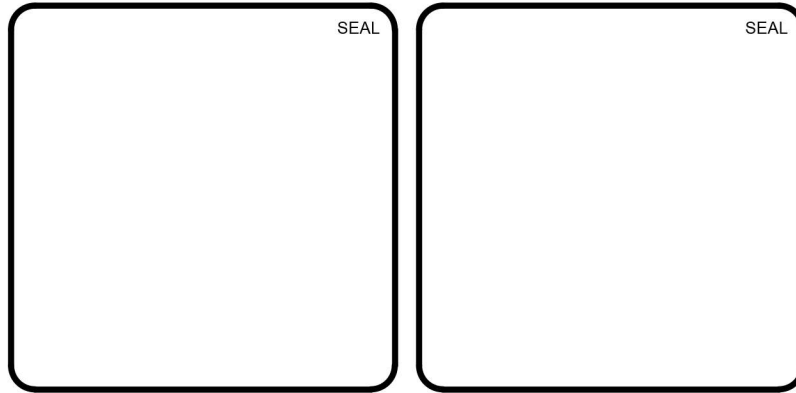
**NOTES:**

- PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
- THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
- OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
- NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
- PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
- SANITARY SEWER TO BE PROVIDED BY PLURIS.
- PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
- ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDCEQ-DCM & CAMA RULES AND REGULATIONS.
- 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.



**2 MASTER DEVELOPMENT PLAN**

REV. NO.	DESCRIPTIONS	DATE



**MCKIM & CREED**  
 243 North Front Street  
 Wilmington, North Carolina 28401  
 Phone: (910)343-1048, Fax: (910)251-8282  
 License: F-1222  
 www.mckimcreed.com

**CAPITAL ASSET DEVELOPMENT**

**SLOOP POINT LOOP ROAD SINGLE FAMILY**  
 SLOOP POINT LOOP ROAD PENDER COUNTY, NC  
**MASTER DEVELOPMENT PLAN**

**1 SITE DATA AND NOTES**

DATE:	3/01/2024	SCALE:	1"=150'
MCE PROJ. #	09763-0001	HORIZONTAL:	1"=150'
DRAWN:	HKA/AJW	VERTICAL:	N/A
DESIGNED:	HKA/AJW		
CHECKED:	RMC		
PROJ. MGR:	RMC		

STATUS: TRC DRAWING SET

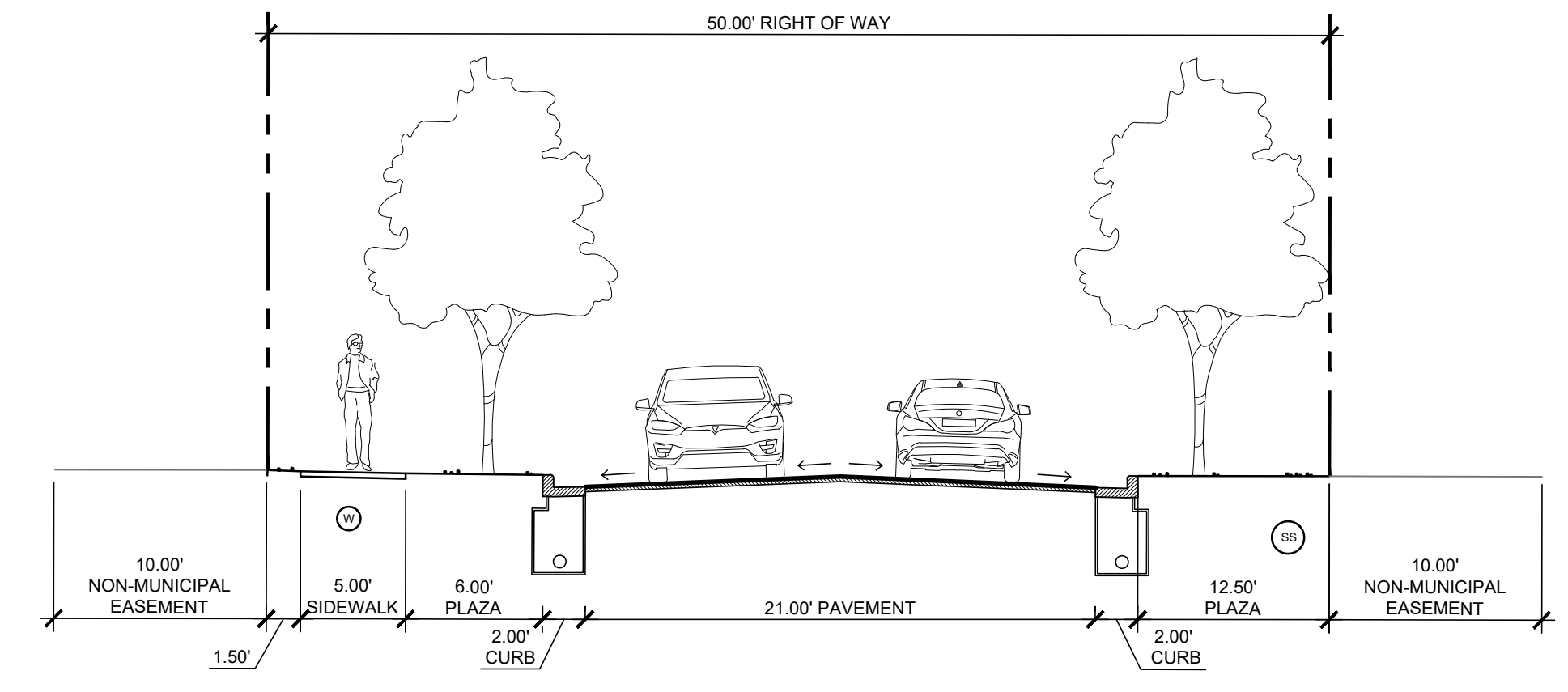
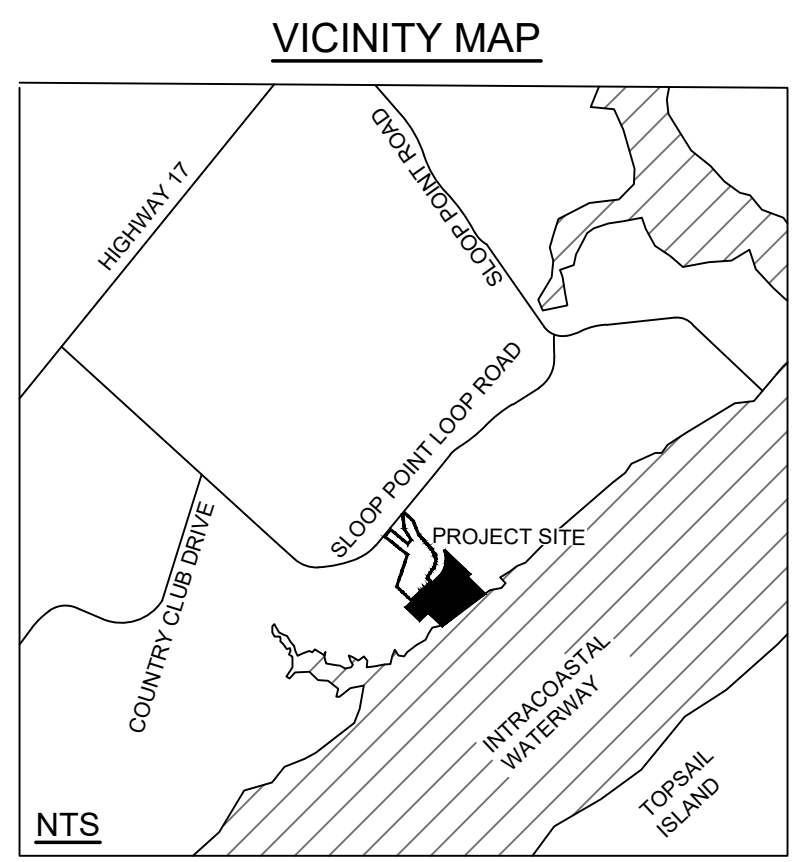
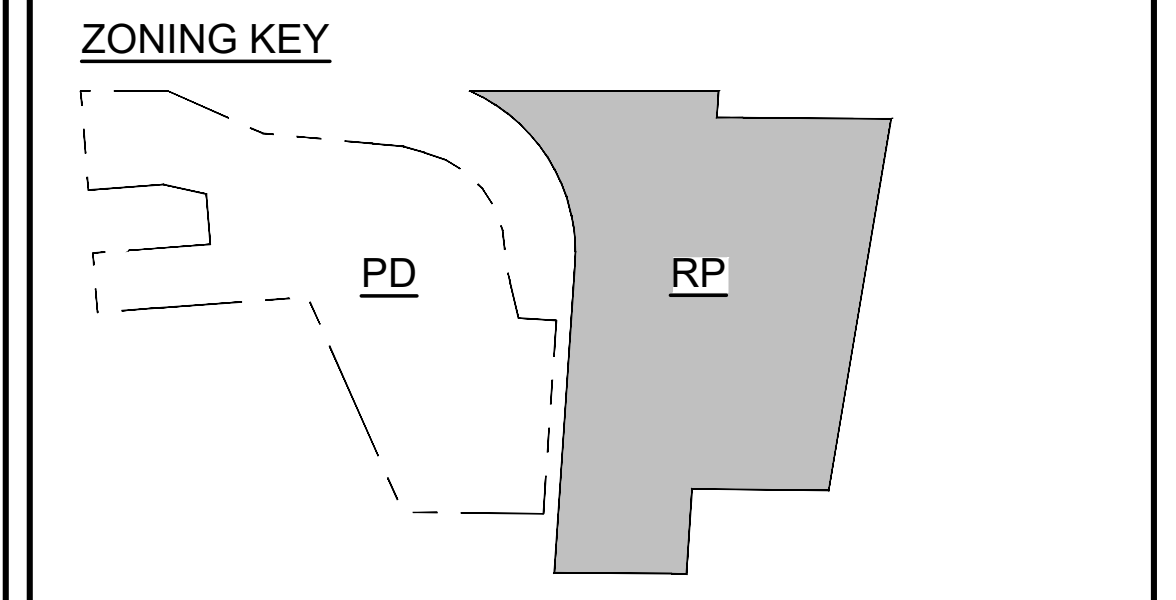
SITE DATA		
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4568-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROJECT ACREAGE	161.65 AC	
PROJECT AREA	133.85 AC	
CONSTRUCTION PHASING	SINGLE PHASE	
TOTAL NUMBER OF LOTS	48	
75'X125' (9,000 SF)	15	
80'X150' (12,000 SF)	33	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	-	2.5 DU/AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	-	30'
REAR	-	25'
SIDE	-	10'
	REQUIRED	PROVIDED
OPEN SPACE	1.44 AC	4.29 AC
0.3 ACRE PER DWELLING UNIT	0.3 X 48 LOTS = 14.4 ACRE OPEN SPACE	
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.72 ACRE)	2.75 AC (64%)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS		
PASSIVE OPEN SPACE	MAX. 50% OF OPEN SPACE (1.72 ACRE)	1.54 AC (36%)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS		

DENSITY CALCULATIONS		
GENERAL INFORMATION	QUANTITY	
PROPERTY ACREAGE	33.85 AC	
NON-RESIDENTIAL ACREAGE		
A. WETLANDS ACREAGE	6.5 AC	
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	3.85 AC	
C. TOTAL OPEN SPACE ACREAGE	4.29 AC	
TOTAL NON-RESIDENTIAL ACREAGE	14.64 AC	
DEVELOPABLE LAND	19.21 AC	
TOTAL UNITS (SINGLE FAMILY LOTS)	48	
PROJECT DENSITY	2.5 DU/AC	

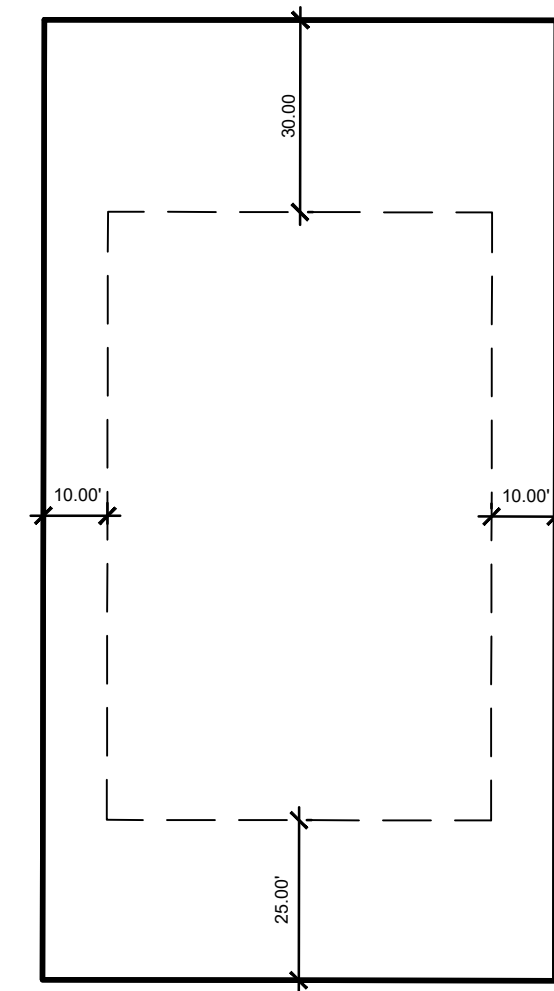
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	453
	IN	226
AM PEAK HOUR	TOTAL	34
	IN	8
PM PEAK HOUR	TOTAL	26
	IN	45
	OUT	28
	OUT	17

- NOTES:**
- PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
  - THE DEVELOPMENT OF 8,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
  - OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
  - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
  - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
  - SANITARY SEWER TO BE PROVIDED BY PLUSIS.
  - PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
  - ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDCE-DCM & CAMA RULES AND REGULATIONS.
  - 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.

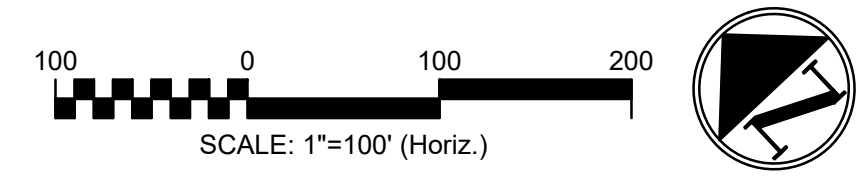
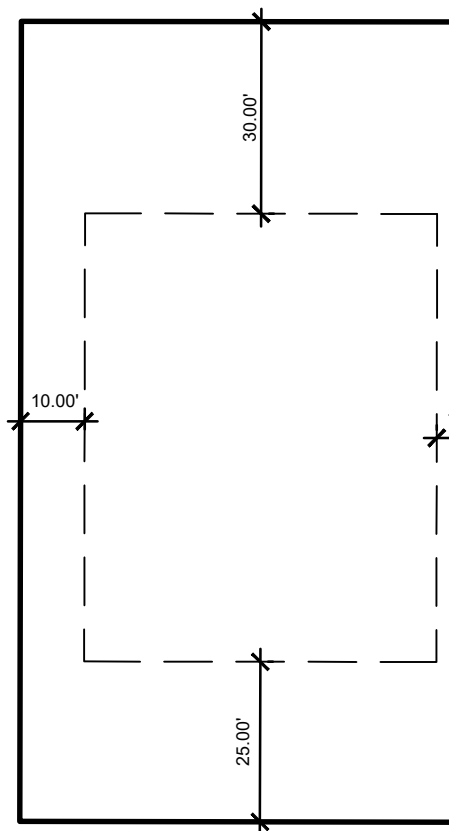
SYMBOL LEGEND	
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PERIMETER BUFFER
	WETLANDS
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE



**TYPICAL LOT DIMENSIONS**  
 LOT: 80' X 150' (12,000 SF)  
 ENVELOPE: 5,700 SF  
 FRONT SETBACK: 30'  
 REAR SETBACK: 25'  
 SIDE SETBACK: 10'



**TYPICAL LOT DIMENSIONS**  
 LOT: 75' X 125' (9,000 SF)  
 ENVELOPE: 3,850 SF  
 FRONT SETBACK: 30'  
 REAR SETBACK: 25'  
 SIDE SETBACK: 10'

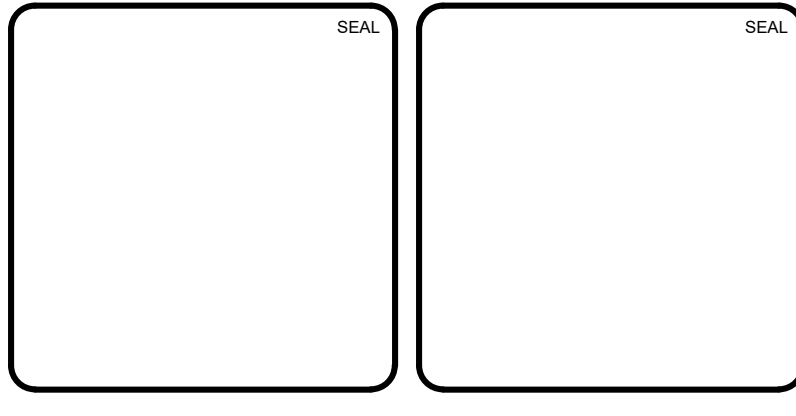


**2 MASTER DEVELOPMENT PLAN**

SCALE: 1"= 100'

**1 LEGEND AND NOTES**

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



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**CAPITAL ASSET DEVELOPMENT**

**SLOOP POINT LOOP ROAD SINGLE FAMILY**  
 SLOOP POINT RD, PENDER COUNTY, NC  
**MASTER DEVELOPMENT PLAN**

DATE:	3/01/2024	SCALE:	1"=100'
MCE PROJ. #	09763-0001	HORIZONTAL:	1"=100'
DRAWN:	HKA/AJW	VERTICAL:	N/A
DESIGNED:	HKA/AJW	PROJECT MGR.	RMC
CHECKED:	RMC	REVISION:	----
PROJ. MGR.	RMC	STATUS:	PRELIMINARY DRAWING SET